

The end of squatters? Legal reform concerning the illegal occupation of houses in Spain



With Act 5/2018, 11th of June, amending the **Civil Procedures Act (*Ley de Enjuiciamiento Civil*)** coming into effect, law-makers have addressed the difficult balance between two valuable constitutional rights and they have proposed a specific solution that promises to provide a more feasible approach in practice. This is the weighting between the right to ownership and the right to a habitable space.

As a principle, the latter has to be protected and must be assigned a high rank in the Constitution, as, in its origins, it protects the weakest members of society. Unfortunately, this protection has been used unduly by some individuals to obtain illegal and partially commercial earnings with increasing frequency. They have abused a legal loophole in the legislation to evict people from illegally-occupied properties quickly, such that legislators saw the need to take action.

In the previous legal environment, one had to go through the long procedure of an eviction in order to resolve the absurd situation of re-gaining legitimate access to one's own property. Legislators have now strengthened the rights of the owner and/or legitimate holder. More specifically, the current eviction process has been simplified, such that action can be brought against an unknown person and notification can be made of the eviction order directly to any person who finds themselves in the occupied property. The owner can demand the immediate recovery of possession,

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provided they can accredit their right to possess it. The deadline for answering the claim has been cut to 5 days from the moment of notification. Consequently, the respondent must accredit the fact that they are entitled to possession of the property within the 5-day deadline. If the respondent does not do so, they will be ordered to vacate the property immediately.

The eviction order is addressed to all and any persons who are illegally in the property and there is no appeal against the eviction order.

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Hikes in electricity rates re-open the debate on the electricity bill



August's electricity bills recorded their fourth consecutive increase this year, and in the Canary Islands, they went up by almost 11 % against last year.

The electricity companies deny that they are earning higher profits and they justify the rises with higher toll fees, duties based on renewable energy legislation and taxes, among others.

Traffic chaos in Playa del Inglés New roundabout in Calle Escorial



In order to optimise connections to the tourist areas of San Bartolomé de Tirajana, major modifications were made to the lay-outs of the entry and exits to the motorway in 2004 and in 2010.

The works have been scheduled since 2006, and since February of this year, they have all the permits for **remodelling the access to Playa del Inglés in the area of El Veril**. As part of the planning permission for building the water park (which also needs an access) and planning the new lay-out of the train, works started quickly over the summer, despite the disputes with certain stake-holders. A new roundabout will be built in Calle Escorial (access to Playa del Inglés), the underpass will be eliminated and there will be a broad remodelling/regulation of the drainage network.

As you can imagine, during the summer, when many vacationers come by car from Las Palmas, this has caused traffic chaos in Playa del Inglés, especially when even the accesses to the main roundabout at Edificio Mercurio were also closed.

It now appears that everything is going to plan and the diameter of the new water pipes is the right one. With major building works right outside your office window, with all the problems that that entails, you start to wonder at the logic of the fact that stretches that have already been closed, have to be dug up again, twice. We hope that it will not last much longer. And I am sure that it will all be very nice, with the side effect that at least the commercial properties on the new roundabout and access to Playa del Inglés will see a considerable increase in value.



Unforgettable Soul Festival at the beach of San Agustín

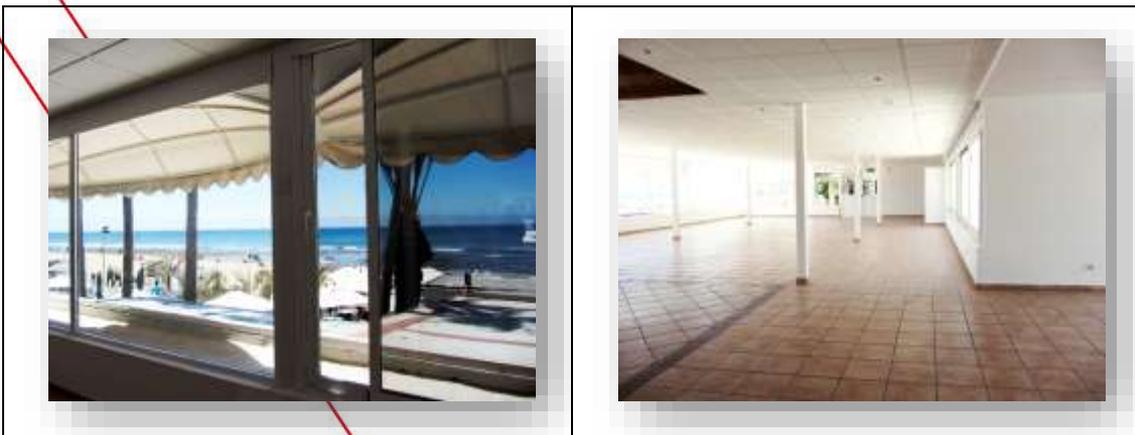


Thousands of people enjoyed the end of August Soul and “Rhythm and Blues” with Spencer Wiggins. Entrance free and the lunar eclipse included.

Properties of the month:

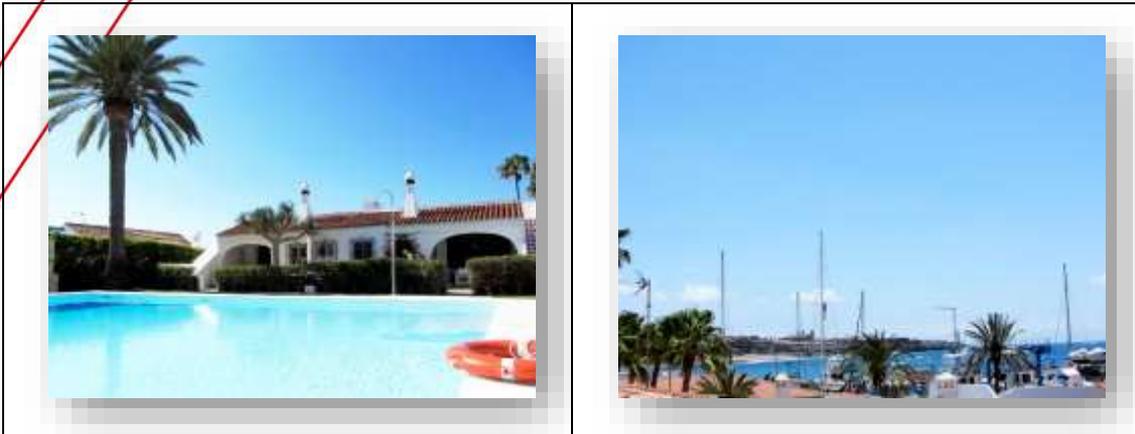
MASPALOMAS . COMMERCIAL PROPERTY RENT in “Paseo del Faro”, 334 m2 (can also be divided), without terrace, large shop windows with unique views. Ideal for beauty salon, beach clothing shop, perfume shop, etc.

Ref. 0010-3 - €8,300/month



PASITO BLANCO · Charming corner bungalow (living area 78 m2) with sea views from the spacious roof terrace, 2 bedrooms, 2 bathrooms with shower, large lounge-dining room, covered terrace, separate kitchen, store room, excellent condition, fully furnished. A small, quiet complex, parking options, 24-hour security service, free wi-fi. In the direct proximity of the marina, golf course, approx. 3km from Maspalomas Lighthouse, hospital, large supermarket.

Ref. 4.910-5 - €490,000



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